



HAWTHORN HOUSE

Tunbridge Wells, Kent



AN ATTRACTIVE VICTORIAN TOWNHOUSE

Offering flexible and stylish accommodation arranged over three storeys with an impressive landscaped garden and garden room, within half a mile of High Brooms Station.

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Local Authority: Tunbridge Wells Borough Council

Council Tax Band: D

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN2 3SP what3words: ///plus.skill.tulip



SITUATION

The property is located in Tunbridge Wells, just half a mile from High Brooms Station and within easy reach of the town centre. For motorists, the A21 is approximately 1.5 miles away offering direct access to the M25.

Tunbridge Wells offers a wide range of shops, cafes and restaurants as well as a further mainline station.

The town is renowned for an excellent choice of schools, in the state and private sectors, including grammars for both boys and girls.

There are a number of open green spaces in the town, including nearby Dunorlan Park.





THE PROPERTY

A welcoming entrance leads into a bright and spacious reception room, currently used as a dining room. This leads seamlessly through into the kitchen, creating a wonderful living and entertaining space. The kitchen itself comprises a range of contemporary wall and base units with stunning Quartz worktops and a useful island. A luxuriously appointed family bathroom with under-floor heating is situated just off the kitchen at the rear of the house.

Stairs lead down from the kitchen to an impressive sitting room on the lower ground floor, with a wall mounted illuminated Gazco fireplace, skylight and two large doors leading directly out into the garden. Also to note on this level is a separate w.c. and utility room.





THE PROPERTY AND OUTSIDE

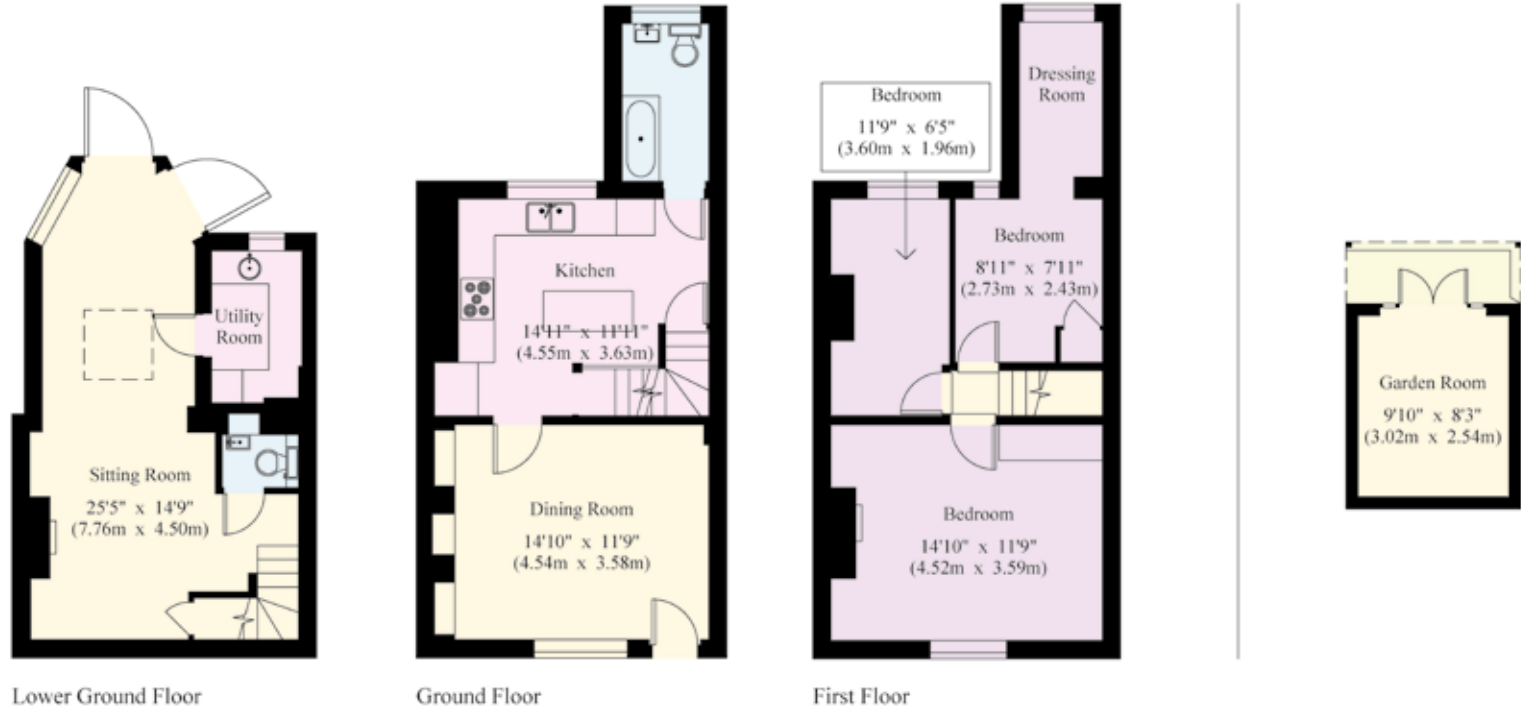
The principal bedroom is situated on the first floor at the front of the house. There are two further bedrooms on this level, one with a superb walk-in dressing room.

The south-west facing rear garden is a true highlight, thoughtfully arranged over three tiers with well-placed seating areas, and featuring a garden room.





House - Gross Internal Area : 105.6 sq.m (1136 sq.ft.)
Garden Room - Gross Internal Area : 7.8 sq.m (83 sq.ft.)



2 4 6 8 10 Feet
3 Metres

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
to tell you more.

Ross Davies
01892 515035
ross.davies@knightfrank.com

Knight Frank
47 High Street
Tunbridge Wells, TN1 1XL

Michelle Lock
01892 515035
michelle.lock@knightfrank.com

knightfrank.co.uk

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